

**BIRCH CREEK FOREST PROPERTIES,
REGULAR MEETING AUGUST 2, 2025
AGENDA**

1. PRESIDENT CALLS THE MEETING TO ORDER AND DECLARES A QUORUM PRESENT.
2. ADDITIONS OR CORRECTIONS TO THE MINUTES OF THE REGULAR MEETING OF JULY 12, 2025 AS POSTED AND CIRCULATED.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

3. **TREASURER'S REPORT:** AS OF JULY 31, 2025.

APPROVE BILLS PAID, MOTION _____ SECOND _____ VOTE _____

4. **ANNOUNCEMENTS:**

1. **JULY 12 VOTE TO APPROVE REVISED BYLAWS:** THE VOTE WAS CERTIFIED ON JULY 29, 2025 WITH 76 IN FAVOR OF THE AMENDMENTS AND 41 OPPOSED.

2. **FLAG-MY-YARD:** NEXT SCHEDULED HOLIDAY IS LABOR DAY, SEPTEMBER 1, 2025

3. **GAME NIGHT:** A TENTATIVE LIST OF HOA GAME NIGHTS AND OTHER EVENTS FOR THE REST OF 2025 HAS BEEN POSTED ON OUR FACEBOOK PAGE. OUR NEXT EVENT IS NATIONAL NIGHT OUT ON **AUG 5TH** FROM 7-9 PM AND GIRLS NIGHT OUT- PAINTING ON FRI **AUG 22ND** FROM 6:30-9:30 PM

5. **COMMITTEE REPORTS:**

SWIMMING POOL: DENNIS SHOOK

ARCHITECTURAL: THREE

1. APPLICATION BY WESLEY AND BARBARA SCHMIDT TO BUILD A BOAT SHED (20' x 30') OF WOOD AND METAL ON THEIR PROPERTY AT 103 BRIARCREST.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

2. APPLICATION BY TAMMY AND DEAN SMITH TO A BUILD A METAL BOAT SHED (9' x 15') ON THEIR PROPERTY AT 713 RIPPLE CREEK LN.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

3. APPLICATION BY ALEJANDRO WOLNIEWITZ TO CLEAR WOODED AREAS AND SECURE ABANDONED HOUSE WITH BOARDS UNTIL WINDOWS, DOORS, AND ETC. CAN BE FIXED ON HIS PROPERTY AT 302 TRAIL HOLLOW CIR.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

OTHER COMMITTEES:

ENHANCEMENT/SOCIAL: RECIPES FOR "BEST RECIPES COOKBOOK". DEADLINE WAS JULY 31ST

MAINTENANCE: DUMP, BURNING, GROUNDSKEEPING, AND MOWING: WE HAVE BEEN FORTUNATE WITH THE RAIN WHICH HAS KEPT US OUT OF A BURN BAN.

GRIEVANCE:

BUILDING RENTAL: NONE

6. **OLD (ONGOING) BUSINESS:**

1. **VOTING ON THE PROPOSED BYLAWS BY THE MEMBERSHIP-** THE FINAL CERTIFIED RESULTS OF THE AMENDMENTS TO THE BYLAWS WERE: **76 IN FAVOR AND 41 OPPOSED**. AS NOTED IN THE JULY MINUTES, CONCERNS RAISED BY THE BALLOT COUNTERS AND THE MONITOR, PROMPTED THE

NEED TO CONDUCT AN AUDIT CONCERNING PROCEDURAL INTEGRITY. THE AUDIT WAS CONDUCTED BY THE ORIGINAL BALLOT COUNTERS AND MONITOR ALONG WITH TWO NEW AUDITORS. THE RESULTS OF THE AUDIT HAVE BEEN REFERRED TO LEGAL REVIEW. THE BOARD WILL CONTINUE TO MONITOR THE SITUATION AND PROVIDE UPDATES AS APPROPRIATE.

2. THE VOTE FOR THE AMENDED ARTICLES OF INCORPORATION IS STILL SCHEDULED TO TAKE PLACE AT THE ANNUAL MEETING. THE IMPORTANCE OF THIS VOTE IS BECAUSE THE ARTICLES ARE SET TO EXPIRE IN FEB 2027. THE ARTICLES ARE FILED WITH THE SECRETARY OF STATE AND ENABLES THE ASSOCIATION TO REMAIN AS A LEGAL ENTITY FOR THE UPKEEP AND MAINTENANCE OF THE SUBDIVISION.

3. **SEPTEMBER ELECTIONS:** THIS YEAR **THREE** DIRECTOR'S TERMS OF SERVICE WILL EXPIRE IN SEPTEMBER: **RENITA ODSTRCIL, JOHN DUNKLEMAN, AND DENNIS SHOOK**. RENITA ANNOUNCED HER DECISION TO RUN AGAIN.

4. THE GARAGE SALE FUNDRAISER RAISED \$1,083.00 A BIG THANK YOU IS DUE TO ALL WHO DONATED ITEMS AND THEIR TIME TO MAKE THIS THE SUCCESS IT WAS. SOME ITEMS LEFT OVER WERE DONATED TO SAMM'S AND OTHER ITEMS WILL BE ADDED TO ANOTHER GARAGE SALE TO BE HELD IN CALDWELL IN THE FALL TO ADD TO OUR TOTAL RAISED.

7. NEW BUSINESS:

A. ACCORDING TO THE BY-LAWS (**ART. IV, SEC. 1**) NOMINATIONS MAY BE MADE BY THE NOMINATING COMMITTEE OR ANY PROPERTY OWNER AT THE REGULAR MONTHLY MEETINGS HELD IN JULY AND AUGUST PRECEDING THE ANNUAL MEETING IN SEPTEMBER.

1. DO ANY OF OUR CURRENT DIRECTORS, WHOSE TERM OF SERVICE IS ENDING, WANT TO PLACE THEIR NAME IN NOMINATION FOR ANOTHER TERM?
2. DOES ANY MEMBER HERE TODAY WANT TO PLACE THEIR NAME IN NOMINATION?
3. DOES ANYONE ON THE NOMINATING COMMITTEE WANT TO MAKE A NOMINATION?

B. ACCORDING TO BYLAWS AND TEXAS PROPERTY CODE, WRITTEN & SIGNED BALLOTS ARE NOT REQUIRED FOR UNCONTESTED RACES.

IF AN ELECTION WITH WRITTEN AND SIGNED BALLOTS IS NEEDED, FOUR ELECTION AUDIT COMMITTEE MEMBERS AND A MONITOR ARE TO BE APPOINTED TO COUNT BALLOTS.

1.) _____ 2.) _____ 3.) _____
4.) _____ AND MONITOR: _____

MOTION TO APPROVE _____ SECOND _____ VOTE _____

C. THE BOARD PROPOSES THAT THE ENHANCEMENT SAVINGS ACCOUNT BE CONVERTED TO A CHECKING ACCOUNT. THIS WILL PREVENT THE NEED OF MULTIPLE TRANSFERS FROM THE PRIMARY OPERATING ACCOUNT FOR ENHANCEMENT/SOCIAL TRANSACTIONS.

MOTION TO APPROVE _____ SECOND _____ VOTE _____

D. NEW POLICIES TO BE APPROVED ARE: COMMITTEE ELIGIBILITY & NOMINATION POLICY; VOTING INTEGRITY & MISCONDUCT POLICY; BALLOT COUNTING GUIDE – ELECTIONS & AMENDMENTS:

MOTION TO APPROVE _____ SECOND _____ VOTE _____

9. COMMENTS FROM THE BOARD:

10. COMMENTS FROM THE FLOOR:

11. CHANGE IN OWNERSHIP: ONE

NEW OWNER	SEC	BLK	LOT	PREVIOUS OWNER
ALEJANDRO WOLNIEWITZ	3	10	45,46	JOEL AND ROSA GARZA

12. ADJOURNMENT:

THE BOARD WILL GO INTO EXECUTIVE SESSION TO REVIEW LEGAL MATTERS AND CONTRACT PROPOSALS AND RECONVENE TO CLOSE THE MEETING.

MOTION _____ SECOND _____ TIME _____